

State of South Carolina,

COUNTY OF Greenville

FILED 388 PAGE 307 GREENVILLE CO. S. C.

MAY 10 12 58 PM 1948

To all Whom These Presents May Concern:

OLLIE FARNSWORTH R.M.C.

Springfield Baptist Church

SEND GREETING:

Whereas, it the said Springfield Baptist Church

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to Citizens Lumber Company

in the full and just sum of Seventy-Five Hundred and No/100 (\$7500.00) Dollars - - - - - , to be paid in monthly installments of Seventy-Five (\$75.00) Dollars each on the first day of each month hereafter beginning July 1, 1948, said payments to be applied first to interest and then to principal until paid in full.

with interest thereon from date semi-annually at the rate of Six (6%) per cent. per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its Successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in in Greenville Township,

Greenville County, State aforesaid, on the Southern side of East McBee Avenue in the City of Greenville, containing three-fifths of an acre, more or less, and described as follows:

BEGINNING at a stake 3xn on Avenue Street and running thence N. 73 1/2 W. 2.30 chains to a stake 3xn; thence S. 16 1/2 W. 174.24 chains to a stake 3xn; thence S. 73 1/2 E. 151.8 chains to a stake 3xn on an alley ten feet wide; thence N. 16 1/2 E. 2.64 chains to the beginning.

Being the same property conveyed to Jacob Horry, et al by Alexander McBee, Executor, by deed dated July 4, 1871, recorded in Book of Deeds DD at Page 69; the grantees in said deed took title in the property as Trustees for the Church which was incorporated by special act of legislature, and said Church paid the purchase price and said property has been dedicated to Church purposes and is owned by Springfield Baptist Church; the execution of this mortgage was duly authorized by resolution of the Church at a meeting held on April 11, 1948, and the undersigned Trustees are the duly acting and qualified Trustees with authority to execute this mortgage on behalf of said Church.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its Successors and Assigns forever, And it does do hereby bind itself, its Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors and Assigns, from and against itself, its Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Handwritten notes: 3 Ollie Farnsworth 14864, Paid July 2, 1952, Citizens Lumber Co., By: T. O. Roe, pres.